



信和置業有限公司
SINO LAND COMPANY LIMITED

Our Ref.: SLC-EI/FC-2004/CS-0176

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18 March, 2004

The Hongkong and Shanghai
Banking Corporation Limited
35-36/F., Sun Hung Kai Centre,
30 Harbour Road, Wanchai,
Hong Kong.

The Bank of New York
101 Barclay Street,
22nd Floor – West,
New York, NY 10286,
U.S.A.

Attn.: Mr. James Wong (Securities Dept.)

Attn.: Ms. Kathy Jiang



Office of International Corporate Finance
Securities & Exchange Commission
Division of Corporate Finance
450 Fifth Street, N.W.,
Washington, D.C. 20549,
U.S.A.

Attn.: Mr. Frank Zarb



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FINANCIAL

SUPPL

Dear Sirs,

**Level One Sponsored ADR Program
- Rule 12g3-2(b)#82-1868**

We are pleased to enclose for your attention a copy of the Company's press announcement published in the South China Morning Post today regarding the Chairman's Statement and the Interim Results for the six-month period ended 31 December, 2003.

For your information, the said announcement is also accessible at our website "<http://www.sino-land.com>".

If you require any other information or documents, please feel free to contact us.

Yours faithfully,

For and on behalf of

SINO LAND COMPANY LIMITED


Fanny Cheng

Assistant Company Secretary

Encls.

c.c. (1) The Bank of New York (Hong Kong)
(2) Morningstar ADR Review

Attn.: Ms. Eugenia Lee / Ms. Kammy Yuen
Attn.: Ms. Judith Cohn

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Sino Land Company Limited

(Incorporated in Hong Kong with limited liability)

INTERIM RESULTS

The unaudited results of the Group for the half year ended 31st December, 2003 are as follows:-

Consolidated Income Statement

		Six months ended	
		31.12.2003	31.12.2002
	Notes	HK\$	HK\$
		(Unaudited)	(Unaudited and as restated)
Turnover	2	3,296,393,217	2,999,094,443
Cost of sales		(1,936,007,196)	(1,792,249,990)
Direct expenses		(461,965,420)	(378,541,899)
Other operating income		19,037,246	23,133,217
Unrealised holding gain (loss) on investments in trading securities		107,853,961	(100,959,166)
Impairment loss on investments in other securities		(11,997,295)	(61,127,107)
Administrative expenses		(173,582,017)	(171,726,571)
Profit from operations	2 & 3	939,791,596	419,516,717
Finance income		47,122,919	32,713,163
Finance costs		(10,576,884)	(215,591,437)
Net finance costs		(63,453,965)	(182,878,274)
Share of results of associates		(175,738,498)	(42,534,331)
Profit before taxation	4	700,192,233	218,806,775
Income tax expense	5	(89,674,674)	(73,864,039)
Profit before minority interests		610,517,559	144,942,736
Minority interests		(3,473,650)	2,674,699
Net profit for the period		607,043,909	147,617,435
Interim dividend at HK\$3 cents (2002 - HK\$2 cents) per share		199,098,173	173,369,360
Earnings per share	6		
Basic		15.61 cents	3.87 cents
Diluted		14.95 cents	N/A

Notes:

1. Accounting policies

The accounting policies adopted are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 30th June, 2003, except that the Group has adopted the Statement of Standard Accounting Practice 12 (Revised) "Income Taxes" ("SSAP 12 (Revised)") issued by the Hong Kong Society of Accountants in the current period.

The principal effect of the adoption of SSAP 12 (Revised) is in relation to deferred tax. The SSAP 12 (Revised) requires the adoption of a balance sheet liability method, whereby deferred tax is recognised for all taxable temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, with limited exceptions. The new accounting policy has been applied retrospectively. This change in accounting policy has resulted in a decrease of retained profit of HK\$386,883,000. The net profit for the six months ended 31st December, 2003 has been increased by HK\$386,496 (six months ended 31st December, 2002: decrease of net profit of HK\$39,584,491). Comparative amounts have been restated accordingly.

2. Segment information

Business segments

Six months ended 31st December, 2003

	Property	Security	Financing	Hotel	Building	Elimination	Consolidated
	HK\$	HK\$	HK\$	HK\$	management and services	HK\$	HK\$
Turnover							
Property rental	415,246,219	-	-	-	-	-	415,246,219
Property sales	2,594,220,610	-	-	-	-	-	2,594,220,610
Hotel operations	-	-	-	129,511,422	-	-	129,511,422
Management services	32,844,285	-	-	-	173,656,186	-	206,344,471
Share investment and dealing	-	20,452,698	36,121,897	-	-	-	20,452,698
Financing	-	-	-	-	-	20,452,698	20,452,698
Other operating income	10,713,401	1,738,014	1,835,603	-	4,750,328	-	19,037,246
Inter-segment sales*	-	-	-	12,410,949	-	(12,410,949)	-
Total revenue	3,033,264,313	22,190,712	31,957,500	129,511,422	173,656,186	(12,410,949)	3,296,393,217
SEGMENT RESULT	3,033,264,313	22,190,712	31,957,500	129,511,422	173,656,186	(12,410,949)	3,296,393,217
Unallocated corporate expenses	-	-	-	-	-	-	-
Profit from operations	610,517,559	14,473,736	17,122,919	129,511,422	173,656,186	(12,410,949)	939,791,596

Six months ended 31st December, 2002

	Property	Security	Financing	Hotel	Building	Elimination	Consolidated
	HK\$	HK\$	HK\$	HK\$	management and services	HK\$	HK\$
Turnover							
Property rental	420,122,209	-	-	-	-	-	420,122,209
Property sales	2,188,060,651	-	-	-	-	-	2,188,060,651
Hotel operations	-	-	-	115,331,296	-	-	115,331,296
Management services	30,031,827	-	-	-	162,170,583	-	192,202,410
Share investment and dealing	-	17,696,585	65,685,192	-	-	-	83,381,777
Financing	-	-	-	-	-	83,381,777	83,381,777
Other operating income	2,642,114,640	17,696,585	65,685,192	115,331,296	162,170,583	-	2,999,094,443
Inter-segment sales*	6,287,423	1,738,014	1,835,603	12,410,949	-	(12,410,949)	19,037,246
Total revenue	2,648,402,011	19,434,600	67,520,865	127,742,541	174,341,166	(12,410,949)	2,999,094,443
SEGMENT RESULT	610,517,559	14,473,736	17,122,919	129,511,422	173,656,186	(12,410,949)	939,791,596
Unallocated corporate expenses	-	-	-	-	-	-	-
Profit from operations	610,517,559	14,473,736	17,122,919	129,511,422	173,656,186	(12,410,949)	939,791,596

* Inter-segment sales were charged at cost plus margin basis as agreed between both parties.

3. Profit from operations

	Six months ended	
	31.12.2003	31.12.2002
	HK\$	HK\$
Profit from operations has arrived at after charging:		
Cost of hotel inventories	11,994,141	11,678,145
Depreciation	8,023,390	8,157,322

4. Share of results of associates

The share of results of associates includes commission of associates' goodwill of HK\$5,477,214 (six months ended 31st December, 2002: HK\$6,477,214) as restated and release of associates' negative goodwill of HK\$2,564,199 (six months ended 31st December, 2002: HK\$2,564,199).

5. Income tax expense

	Six months ended	
	31.12.2003	31.12.2002
	HK\$	HK\$
The charge comprises:		
Taxation attributable to the Company and its subsidiaries	82,567,376	60,713,560
Hong Kong Profits Tax	(2,347,297)	(2,347,297)
Deferred tax	78,219,079	58,366,263
Share of taxation attributable to associates	9,484,764	4,595,978
Hong Kong Profits Tax	1,166,741	1,166,741
Deferred tax	(11,042,205)	(11,042,205)
	88,675,679	71,042,039

Hong Kong Profits Tax is calculated at 17.5% (16% or 17.5% for the six months ended 31st December, 2002, as appropriate) of the estimated assessable profits for the six months ended 31st December, 2003.

6. Earnings per share

The calculation of the basic and diluted earnings per share is based on the following data:

	Six months ended	
	31.12.2003	31.12.2002
	HK\$	HK\$
Earnings for the purpose of basic earnings per share	607,043,909	147,617,435
Effect of dilutive potential ordinary shares	-	-
Interest and premium on convertible notes	30,275,447	30,275,447
Earnings for the purpose of diluted earnings per share	637,319,356	147,617,435

Weighted average number of ordinary shares for the purpose of basic earnings per share

	Number of Shares	
	31.12.2003	31.12.2002
Weighted average number of ordinary shares for the purpose of diluted earnings per share	3,887,691,551	3,869,689,847

Weighted average number of ordinary shares for the purpose of diluted earnings per share

	Number of Shares	
	31.12.2003	31.12.2002
Weighted average number of ordinary shares for the purpose of diluted earnings per share	3,887,691,551	3,869,689,847

CLOSURE OF REGISTER

The Register of Members will be closed from 14th April, 2004 to 19th April, 2004, both dates inclusive, during which period no transfers of shares will be effected. The record date for the interim dividend is at the close of business on 19th April, 2004.

In order to qualify for the interim dividend, shareholders should ensure that all transfers, accompanied by the relevant share certificates, are lodged with the Company's Registrar, Standard Registrars Limited, G/F, Bank of East Asia Harbour View Centre, 80 Queen's Road, Wanchai, Hong Kong not later than 4:00 p.m. on 13th April, 2004.

2003-2004 INTERIM REPORT

The 2003-2004 interim report containing all the information required by the Listing Rules of The Stock Exchange of Hong Kong Limited ("the Stock Exchange") will be published on the Stock Exchange website and the Company's website (www.sinoland.com) while printed copies will be sent to shareholders on or about 30th March, 2004.

CHAIRMAN'S STATEMENT

INTERIM RESULTS AND DIVIDEND

The Group's unaudited consolidated turnover and net profit attributable to shareholders for the six months ended 31st December, 2003 was HK\$3,296 million and HK\$607 million respectively. Earnings per share for the period was 15.61 cents.

The Directors have declared an interim dividend of 5 cents per share payable on 18th May 2004 to those shareholders whose names appear on the Register of Members of the Company on 19th April, 2004.

The interim dividend will be payable in cash but shareholders will be given the option of electing to receive the interim dividend in the form of new shares in lieu of cash in respect of all or part of the dividend. The new shares to be issued pursuant to the cash dividend scheme are subject to their listing being granted by the Listing Committee of The Stock Exchange of Hong Kong Limited.

A circular containing details of the cash dividend scheme will be despatched to shareholders together with the form of election for scrip dividend on or about 20th April, 2004. It is expected that the interim dividend and share certificates will be despatched to shareholders on or about 18th May, 2004.

BUSINESS ACTIVITIES

(1) Land Bank

As at 31st December, 2003, the Group's land bank, including properties held for sale, represents under development and completed investment properties, consisting of total gross floor area of approximately 11.7 million square feet comprising a balanced portfolio of properties of 40% residential, 34% commercial, 14% industrial, 9% car parks and 3% hotels. The Group continues to replenish its land bank with quality sites to maximise its earnings potential.

During the interim period ended 31st December, 2003, the Group completed the following developments with a total attributable gross floor area of approximately 1.6 million square feet:-

Location	Usage	Group's Interest	Attributable Gross Floor Area (Square Feet)
1. Ocean View, 1 Pot Pot Street, Area 77, Ma On Shan, New Territories	Residential	100%	612,465
2. Imperial Villa Phase I & II, 1 & 8 Ping Chuk Lane, Ping Shan, Yuen Long, New Territories	Residential	100%	180,403
3. The Cliveden, 90 Route Twiss, Area 40, Tuen Wan, New Territories	Residential	50%	110,538
4. Skyline Tower, 39 Wang Kwong Road, Kowloon Bay, Kowloon	Commercial	50%	413,915
5. Raffles City Shanghai, Plot 105 A&B, 228 Xizang Road Central, Huangpu District, Shanghai	Commercial	100%	235,977
			1,575,298

The Group expects to complete the following projects with an aggregate attributable gross floor area of approximately 0.7 million square feet in the second half of financial year 2003/2004:

Location	Usage	Group's Interest	Attributable Gross Floor Area (Square Feet)
1. Pat Heale, 18 Wyke Road, King's Park, Kowloon	Residential	30%	271,253
2. The Cornhill, Route Twiss, Area 40, Tuen Wan, New Territories	Residential	25%	206,909
3. Embassy Lodge, 8 Kam Tin South Road, Kam Tin Lodge, Sheung Shui, New Territories	Residential	100%	166,840
			645,002

Sales Activities

For the interim period, the Group was mainly derived from the sale of residential units in newly completed projects, namely Ocean View in Ma On Shan, Imperial Villa Phase I and II in Yuen Long and The Cliveden in Tuen Wan. The sales of these projects were completed in 2002 and 2003, and substantial numbers of units were sold during the interim period whereas the occupation permits of the projects were received during the interim period of the financial year 2003/2004. As at 31st December, 2003, over 97% of these units had been sold. This represents approximately 72% of the total production of flats on an attributable basis to be completed in the financial year 2003/2004.

Underpinned by the economic recovery and improved market sentiment, the interim period recorded robust improvement in property sales. Property prices in the primary market have recovered steadily from the steep decline in late 2002 and early 2003. The Group's land bank has a 30% interest, will benefit from the strong pick-up in the property market. The Cornhill, which Sino Land is jointly developing with Cheung Kong and K. Wah, has also seen solid growth both in take-up and prices in the past few months. The second phase of the project was launched in January and all of the units have now been sold.

The sale of Anglers Bay in Sham Shui Po has also been progressing well with approximately 81% of the units already sold by end of February 2004.

The Group launched two residential projects for pre-sale during the interim period. Oceanica Heights in Tuen Wan was marketed in July 2003 whereas a selected number of units in Residential Oasis over the MTR Hang Hau Station in Tuen Wan were rolled out to market in November 2003. Both projects were well received by home purchasers. The projects are scheduled for completion in the financial year 2004/2005. Management shall continue to review, monitor and sound our marketing strategy in the light of prevailing market conditions so as to optimise our earnings.

Rental Activities

As at 31st December, 2003, the Group had 9.2 million square feet of attributable gross floor area of completed investment properties, an increase from 8.6 million square feet as at 30th June, 2003. The increase of 0.6 million square feet was mainly attributable to the completion of Skyline Tower in Kowloon Bay and Raffles City Shanghai during the interim period. The leasing of the two new properties has been progressing well. The portfolio of completed investment properties comprises diversified properties: 50% commercial, 24% industrial, 17% car parks, 7% hotels and 2% residential.

During the interim period, the Group achieved high occupancy rates in all categories of its completed investment properties. With the resurgence of economic activities and the liberalisation of the "individual visit scheme" for Mainland Chinese Travellers, the demand for rental space has been strong. The Group continues to carry out effective promotional activities in its shopping malls to increase both traffic flow and enhance customer loyalty, thereby creating more business opportunities for its tenants, enhancing both asset and shareholder value.

In order to capture the expanded customer base brought about by the "individual visit scheme" and to enhance the shopping experience of domestic tourists, the Group announced a major renovation project for the shopping mall in China Hong Kong City in mid-2003. Phase One renovation was completed in November 2003. The new design provides a new and refreshing outlook to the mall. The colour scheme and the layout of the shops have been redesigned to attract more prominent tenants, thus providing a better tenant mix. A new food court named "Compass Express" is located on the second floor of the shopping mall, and offers a variety of cuisines to discerning customers. The renovation has helped to increase footfall and strengthened both the occupancy level and rental income. In addition, the office and industrial sectors have benefited from the Closer Economic Partnership Arrangement ("CEPA") with occupancies remaining high and rentals firming up.

The gross rental revenue of the Group, including the attributable share of its subsidiaries, has been maintained at HK\$565 million with satisfactory overall occupancy. The highly diversified nature of the Group's rental properties with significant portfolio attributable to the retail, (revenue) location of its premises, effective strategic and thematic marketing and better customer service all continue to provide to be significant contributing factors in maintaining solid resource earnings.

Finances

As at 31st December, 2003, the Group's gearing ratio, expressed as a percentage of bank and other borrowings net of cash and bank balance over shareholders' equity, was 36.8% as compared to 35.5% as at 30th June, 2003. The gearing ratio was primarily due to cash inflows from sales of completed and new projects. Of the total borrowings, approximately 34% was repayable within one year, 23% maturing between one and two years and 53% repayable between two and five years. The Group, including the attributable shares of its associates, held cash resources of approximately HK\$1.1 billion as at 31st December, 2003, an increase from HK\$0.7 billion as at 30th June, 2003. The unutilised shareholders' funds and net assets of the Group amounted to HK\$2.5 billion and HK\$3.65 respectively.

With the recent improvement in economic conditions and in the stock market in Hong Kong, the share price of the Company has been consistently well above the exercise price of HK\$4 per share for the conversion of the Convertible Notes arranged in May 2002. As at 29th February, 2004, a total of 10,000 Convertible Notes with a principal value of HK\$40 million have been converted into shares. As a result, the number of our fully paid issued shares has increased by 87,355,000 to a total of 3,990,338,467.

There was no material change in foreign currency borrowings and the capital structure of the Group for the interim period ended 31st December, 2003. Foreign currency exposure is kept at a minimal level. The majority of the Group's borrowings are subject to floating interest rates except for the Convertible Notes due 2007.

As at 31st December, 2003, the Group did not record any material changes in contingent liabilities since the previous financial year ended 30th June, 2003.

Future Developments

The principal focus of the Group lies in property development and investments, with its land bank being continuously and selectively replenished in order to optimise future earnings potential. As at 31st December, 2003, the Group had approximately 7.9 million attributable square feet of land bank currently being developed, about 84% of which is allocated for residential projects due for completion within the next three years. The Group affirms its commitment to building premium properties, incorporating wherever possible environmentally friendly and contemporary design concepts and features in its new developments and property management to provide better quality of housing and service resulting in improved lifestyle for its customers. Management continues to conduct regular reviews on its properties for improvement to achieve the highest standards.

Other than the matters above mentioned, there has been no material change from the information published in the report and accounts for the financial year ended 30th June, 2003.

SOCIAL AND ENVIRONMENTAL RESPONSIBILITY

The Group places great significance on corporate integrity, business ethics and good governance while acknowledging its corporate responsibilities to society. We believe that the interests of long-term shareholders can best be optimised by conducting our business in a socially responsible manner and by upholding, where possible, environmental, social and ethical principles in our daily operations and business decisions.

The Group organised fund-raising activities for Hong Kong Red Cross, Hong Kong Community Chest and other charitable organisations. We were pleased to announce that the Group and its wholly-owned property management arm, Sino Estates Management Limited ("SEML"), were awarded "Charity Award 2003-2004" by The Hong Kong Community Chest. SEML was also awarded the "Top 100 Charitable Organisation" award by the Hong Kong Charities Association. The Group was also honoured to be named "Top 100 Charitable Organisation" by the Hong Kong Charities Association. The Group was also honoured to be named "Top 100 Charitable Organisation" by the Hong Kong Charities Association.

SEML has received a number of awards which confirm its efforts and commitments to environmental protection and quality management. Following the award of the "Frost Water Plumbing Quality Maintenance Recognition Scheme Certificate" for 4 properties it manages from Water Supplier Department last year, SEML was presented with the same Certificate for 36 more properties to acknowledge its striving work during the interim period. It has also won the champion, 1st runner-up, 2nd runner-up and a Merit Prize in the "Kwun Tong Cleaning Competition - Private Building (Industrial)" for Futura Plaza, Weatin Centre, Remington Centre and Seaview Centre respectively. In addition, Villa de Cascade which SEML manages was awarded a Merit Prize in the "Quality Estate Management Competition for Spain District" by the Spain District Council.

EMPLOYEE PROGRAMMES

During the interim period, the Group held various internal and external training programmes for its employees. These programmes for the Group's employees are designed, among other things, to strengthen their language proficiency, professional knowledge and management know-how as well as to enhance their productivity. Course contents covered language skills; customer relations and customer service; information technology; effectiveness initiatives and environmental conservation in respect of office administration; property management and project management. New courses will continually be developed to meet corporate and specific career planning needs.

As the economic and social link between the Mainland and Hong Kong strengthens, the Group continues its efforts in promoting the use of Putunghua language and staff strengthening through our City's economic recovery. The Closer Economic Partnership Arrangement signed in June 2003 between the Mainland and Hong Kong has strengthened the link between the two economies. The Closer Economic Partnership Arrangement signed in June 2003 between the Mainland and Hong Kong has strengthened the link between the two economies. The Closer Economic Partnership Arrangement signed in June 2003 between the Mainland and Hong Kong has strengthened the link between the two economies.

Furthermore, the Group places significant emphasis on team-work. Strong team-work is an important element for enhancing efficiency and effectiveness of human resources, internal procedures and systems. It directs individual achievement towards the Group's objectives, which result in better quality of products and services. During the interim period, a number of workshops and seminars on team-building and leadership were organised to promote the spirit and skills of team-work.

PROSPECTS

During the interim period, the Hong Kong economy has experienced a strong growth with rising GDP, reducing unemployment rate and substantial improvement in visitor arrivals and hotel occupancy. Against this backdrop, market sentiment has also improved significantly. The encouragement of HKSAR Government's new land and housing policies on top of new law by strengthening the new railway corridors, the deferring of Building Covenants Periods and amendments of Tenancy Control for the needs of both landlord and tenants announced in October 2003 have further strengthened confidence in the property market. The combination of a low interest rate environment and the banks continue to offer favourable mortgage terms have led to an increase in the volume of property transactions and that property prices in both the luxury and mass residential sectors have continued a double-digit growth.

The relaxation of measures by the PRC Government in order to allow mainlanders to visit Hong Kong has had a positive effect on the economy of Hong Kong in general with industries such as tourism, hotels, food and beverage, transportation and retail businesses being the major beneficiaries of such change. Furthermore, with Hong Kong now able to accept RMB credit cards, the retail industry is set for favourable growth.

In the medium to long term, the continuing economic development of the Mainland will enhance trade and traffic flow between the Asia Pacific Region and Hong Kong, thereby strengthening the link between the two economies. The Closer Economic Partnership Arrangement signed in June 2003 between